

**INLAND WETLANDS AGENCY  
MEETING MINUTES**

**FEBRUARY 13, 2006**

**PRESENT:** Ken Braga, Christine Murphy, Sanford Cohen, Kim Flannery and Alternate Jean Burns

**ABSENT:** Margo Wheeler, Donald McConnell and Alternate Steven Hoffman

**STAFF**

**PRESENT:** Lisa Houlihan, ZEO/WEO and Kristin Michuad, Recording Secretary

**I. CALL TO ORDER:**

Chairman Braga called the Inland Wetlands Agency (IWA) meeting to order at 7:31 PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT and read the legal notice into record.

**II. PUBLIC COMMENTS: NONE**

**III. PUBLIC HEARINGS:**

1. #IW200551 – Landmark Surveys, LLC for a permit to Conduct Regulated Activity within an Area of Influence for a 4 lot subdivision on property located on Webster Road, APN 126-002-0000.

**TIME:** 7:36

**SEATED:** C. Murphy, S. Cohen, K. Flannery, J. Burns, K. Braga

Rachel Dearborn, Landmark Surveys, LLC, handed in revised plans and reviewed the changes per Jim Thompson's letter with the commission. She reviewed each issue and the changes that have been made to the plan to accommodate Jim Thompson's letter and there will be a 20'x20' drainage easement to the Town.

Chairman Braga read Buck & Buck's letter dated 1/27/06.

Attorney Martin Burke for the abutters questioned where the contour lines were taken from to which Mrs. Dearborn answered from the Town of Ellington's topography maps.

Mike Mocko, Engineer, replied to number 8 of Jim Thompson's letter regarding the drainage on the property. Mr. Mocko explained that the primary run-off is at 3 points, there are existing drainage culverts and the storm water and detention basin is not in place because the Town owns the land. The water runs into the lawn area and woodlands therefore the run-off will be going into the forest and because the wetlands act like a buffer there will be no change in peak flow due to this development.

**MOVED (BURNS), SECONDED (FLANNERY) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE MARCH 20, 2006 FOR #IW200551—LANDMARK SURVEYS, LLC.**

2. #IW200555 – Paul and Theresa Nicholas for a permit to Conduct Regulated Activity within Wetlands and an Area of Influence for installation of septic system and water service lines for a single family home in conjunction with a 2 lot subdivision on property located at 92 Frog Hollow Road, APN 060-009-0000.

**TIME:** 8:05

**SEATED:** C. Murphy, K. Flannery, J. Burns, K. Braga (S. Cohen-Recused)

Chairman Braga read Jim Thompson's letter dated 2/13/06.

Galen Semprebon, Design Professionals, came forward to review the plan. He requested a continuance for time to respond to Jim Thompson's letter. Mr. Semprebon also stated that he does not believe there is a run off nor does he believe that they were trying to divert the run off.

Mr. Nicholas added that he addressed this with the Town Engineer at a meeting on February 9, 2006, stating that the berm is made up of stumps and rocks from farming activity.

Ms. Houlihan, ZEO, encouraged the applicant to submit revised plans and/or comments well in advance of the next meeting on March 20, 2006 to enable further review from the Town Engineer.

**MOVED (BURNS), SECONDED (FLANNERY) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE MARCH 20, 2006 FOR #IW200555—PAUL & THERESA NICHOLAS.**

#### **IV. NEW BUSINESS:**

1. #IW200601 – Landmark Surveys, LLC for a to Conduct Regulated Activity within an Area of Influence for a commercial building addition and associated improvements on property located at 408 Somers Road, APN 121-029-0000.

Rachel Dearborn, Landmark Surveys, LLC came forward to review the changes to the plan. They will be adding 25 additional parking spaces and an underground filtration system will be installed in order to filter the water prior to its discharge to the Wetlands.

**MOVED (FLANNERY), SECONDED (BURNS) AND PASSED UNANIMOUSLY TO CONTINUE TO THE MARCH 20, 2006 MEETING FOR #IW200601—LANDMARK SURVEYS, LLC.**

**MOVED (FLANNERY), SECONDED (BURNS) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA AND RECEIVE #IW200602—ROBERT SMITH FOR THE ADDITION OF FILL TO LEVEL LAND AND THE REMOVAL OF TREES.**

#### **V. UNFINISHED BUSINESS:**

1. #IW200554 – Cantor & Goldfarb Partnership for a permit to Conduct Regulated Activity within an Area of Influence for a 2 lot subdivision on property located at 1 Webster Road, APN 096-007-0000.

Eric Peterson, Gardner & Peterson, came forward to review the revised plan with the commission. There will be two lots on the property both on three acres. The Wetlands are flagged and proposed is the reserve septic area around the 200' to Wetlands.

**MOVED (FLANNERY), SECONDED (MURPHY) AND PASSED (S. COHEN-RECUSED) TO APPROVE WITH CONDITION FOR #IW200554—CANTOR & GOLDFARB PARTNERSHIP.**

**CONDITION: TO GRANT A CONSERVATION EASEMENT 100' TO THE WEST OF WETLANDS AND DOWN TO CHARTER BROOK.**

2. Show Cause Hearing Regarding Cease and Desist Order, dated December 5, 2005 issued to Shepard Farms for violations within the Shepard Farms Subdivision on Windsorville Road, APN 014-008-0010, 014-008-0011, & 014-006-0015.

Chairman Braga read Jim Thompson's letter dated 1/25/06.

Galen Semprebon, Design Professionals, came forward for the Order.

**NO MOTIONS OR DECISIONS.**

**BY CONSENSUS, THE INLAND WETLAND AGENCY REQUESTED THAT AN APPLICATION BE SUBMITTED FOR THE CORRECTIONS TO THE VIOLATIONS.**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the January 23, 2006 Meeting Minutes.

**MOVED (BURNS), SECONDED (FLANNERY) AND PASSED (S. COHEN-RECUSED) TO APPROVE THE JANUARY 23, 2006 MEETING MINUTES WITH THE FOLLOWING CORRECTION: PAGE 3, UNDER PUBLIC HEARINGS, ITEM 3, PARAGRAPH 4, 2<sup>ND</sup> SENTENCE, REPLACE "LOT \_\_\_\_" WITH "LOT 4".**

2. Correspondence:
  - a. Letter to Epifanio Colon, Jr. from Lisa Houlihan dated 2-2-06. (Zoning Permit #2006-0212)
  - b. Letter to Howard Manley from Lisa Houlihan dated 2-2-06. (8/9 Lake Lane)
  - c. Letter to Michael Block from Lisa Houlihan dated 1-31-06. (25 Pinnacle Road)
  - d. THE HABITAT, Fall 2005.
  - e. Connecticut Wildlife Jan/Feb 2006.

**VII. ADJOURNMENT:**

**MOVED (MURPHY), SECONDED (FLANNERY) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:00 P.M.**

Respectfully Submitted,

Kristin Michuad  
Recording Secretary